

Executive Summary

General:

This project comprises 50 Family units in 4-2 story wood framed walk-up buildings. Built in 1981, Ka Hale Kahaluu was completely renovated in 2007. All asbestos was abated at that time. The Manager's Building was also completely renovated, as was the laundry. The laundry was originally part of the Manager's Building; it was split into two laundries, one attached to Building 1 on the upper level and one attached to Building 3 on the lower level. Four units were renovated to be fully accessible; portions of the site access and parking were also modified to meet accessibility requirements. Most of the Deficiency Costs of \$8,118 were rectified by the renovation Contractor subsequent to the One-Year Warranty Inspection. The first projected Capital Costs are for 2013 for \$466,125 for interior and exterior painting.

Site:

Kahale Kahaluu has 4 two story residential buildings and 1 common single story -office/maintenance building. It has two parking areas and accesses to the site. Parking areas/driveways paving and perimeter fencing are in satisfactory condition.

Only concern is the gravel fill at site stairs sliding down at lower landing creating safety hazards issue, recommended to concrete fill and provide precautionary signs.

Structure:

All residential buildings are wood framed with stucco siding on poured concrete slab foundation. No major concern during the inspection. All are in satisfactory condition.

Common:

Community building (office/maintenance) and Laundry rooms are in satisfactory condition, no major concern during the inspection.

Unit:

All are in satisfactory condition, no major concern.

General notes:

Trash enclosure adjacent to community building never been revised (punch list issue).

Trash bin location at walkway creates obstruction and safety hazard issue.

Water accumulation at steps along walkway adjacent to trash enclosure, needs to be repaved (punch list issue).

Executive Summary

General:

This project comprises 32 Elderly units, wood framed one-story townhouse construction. Built in 1976, it has never been rehabbed. Many of the major project elements have exceeded their useful life and require replacement. Much of the \$806,235 Deficiency Costs could be negated if the projected Capital Costs for 2010 of \$819,048 are budgeted and scheduled. However, we recommend this project for total renovation as discussed in the Master Executive Summary. Estimated Rough Probable Cost per Building is \$491,250, with an Estimated Rough Probable Total Renovation Cost of \$3,930,000. This would preclude both the Deficiency Costs and the Capital Costs.

Site:

Hale Hookipa homes have 7 one story residential buildings and 1 common single story -office/community hall building located on a hilly site. Parking areas designated for both lower and upper section. Parking areas and driveways paving are in good condition except for minor repair at parking stall C4 front of building F. Entry rock wall front of community building needs to be repaired due to damage. Remove excess trashes and plant life behind buildings C, D, E and F. Replace missing and damaged wood benches. Site stairs railings need to be repainted due to paint peeling and weathering. There are two abandoned cars noted at the time of the inspection. Gas tank needs to be replaced due to corrosion. Block wall enclosure needs to be cleaned and repainted, floor to be cleaned of mold, stains, debris, plant life and needs to be refinished.

Structure:

All residential buildings are wood framed with wood siding on concrete poured slab foundations and corrugated metal roof. Roof needs to be replaced due to corrosion and leaks on all buildings and replace all built-in gutters. Repaint wood fascia due to weathering and replace damaged ones. Exterior walls on all buildings need to be cleaned, repainted due to mold and excessive weathering. Building decorative retaining wall at lower section needs cleaning and repainting due to spalling.

Common:

Roof needs to be replaced due to corrosion and replace built-in gutters. Repaint wood fascia and replace damaged ones. Interior walls and ceiling need repainting to extend useful life. Community building exterior walls need to be repainted due to excessive weathering. Community hall and maintenance doors need to be replaced due to damage. Replace kitchen base, wall cabinets and countertops at community hall due to weathering. Replace corroded refrigerator and range hood. Replace water heater pipes and insulation at laundry heater room, clean floor of debris and repaint wall.

Unit:

Interior walls and ceilings are in good condition and may require repainting to extend useful life. Some units need to be totally repaired due to severe damage. Need to repair damaged wood window frame, replace missing window glass blades and screens. Kitchen base, wall cabinets and countertops need to be replaced due to damage and weathering. Need to replace vanity cabinets and counter due to damage and weathering. Floor at some units need to be repaired and may require replacement of tiles due to damage. Replace damaged screen doors and rusted hardware. Entry and interior doors need repainting to extend useful life. Bath tub surrounds tiles needs cleaning, re-grouting and may require replacement on some units due to damage. Bath fixtures may require replacement on some units due to damage which is identified in the main report.

General notes:

Need to install gate at gas tank enclosure for safety issue.
Call for Aids exceeding useful life and may require replacement.

Executive Summary

General:

This project comprises 40 Family units in 2 single family, 5 duplex and 4 townhouse 1 and 2 story wood framed buildings. Built in 1971, the project was partially renovated in 1993. There is significant repair work required, as evidenced by the Deficiency Costs of \$1,064,845 and the projected Capital Costs for 2010 of \$1,301,582. If the Capital Costs could be budgeted and scheduled, most if not all of the Deficiency Costs could be negated.

Site:

Kaimalino has 12 buildings on a hilly site, 2 singles, 5 duplexes, 4 townhouses and 1 common-maintenance building. It has a central parking area with concrete walkways and steps leading to building unit entries. Fence partly missing and damaged at north side of the property along single family residential dwellings. Excessive plant life and trash adjacent residential dwellings and overgrown plant life along west side fence. Ground covering are dying due to non-functioning sprinkler system.

Structure:

All residential buildings are on post and pier foundations and with metal corrugated roof. Roofs on all buildings need to be replaced due to leaking. Plastic corrugated lower roofs need to be replaced to corrugated metal due to leaks and maintenance issue at buildings 8,9,10 and 11. Wood ramp, deck, guardrails needs to be replaced due to water rot, termite damage and excessive weathering at building 1. Wood walkway at building 3A, 3B and 7B need to be replaced due to water rot and termite damage. Wood stairs need to be replaced at building 2 water rot and damaged. Other wood stairs and guardrails at duplexes need repainting due to excessive weathering and may need repair at some units. Duplexes crawl space wood lattices need repair and repainting. 100% of water heater door/hardware at duplexes needs to be replaced due to water rot and damage. 100% of window screen at duplexes needs replacement due to damages. 100% of wood stairs, entry decks and railing need to be replaced due to water rot, termite and excessive weathering at townhouses, buildings 8, 9, 10 and 11. Building 12 (maintenance) exterior paint needs to be patched and textured paint.

Unit:

Interior walls and ceilings are in good condition except for minor repair and needs to be repainted to extend useful life. Kitchen wall and base cabinets needs refinishing and minor repair and replacement in some units and so with countertops that need to be replaced in some units. Vanity cabinets need refinishing, repair and replacement in some units. Main concern is floor damaged from termites, needs to repair and replace sub floor, surface tiles in some units which are noted in the deficiency report. Need termite treatment and regular routine maintenance.

General:

Other concern is the plumbing pipes connection to main drain pipe at crawl space is badly damaged, needs to be replaced to stop water run off underneath. Area maintenance supervisor requested a master key for all the units.

Executive Summary

General:

This project comprises 48 Family units in 4 -2 story wood framed walkup buildings. Built in 1985, the project has not been renovated. As is indicated by both the Deficiency Costs of \$532,059 and the projected Capital Costs of \$842,424 for 2010, Kealakehe is in need of a significant amount of maintenance/repair work. Almost 83% of the Deficiency Costs are related to the building exteriors. If the Capital Costs could be budgeted and scheduled, most of Deficiency Costs would be negated.

Site:

Kealakehe has 4 two story residential buildings and 1 common single story -office/laundry/maintenance building. It has two parking areas and accesses to the site. Irrigation system timer is not functioning; manually operated. Need to re-grade site stairs due to erosion. Parking areas and driveways paving are in satisfactory condition.

Structure:

All residential buildings are wood framed with redwood siding on concrete slab foundations and corrugated metal roof. Solar system on roofs not functioning, connection at support is damaged due to corrosion which causes leaks. Exterior wall needs repainting due to fading and mold. Some panels may need to be replaced due to water rot damaged. Main concern is cracked concrete and exposed rebar at exterior stair wall foundation. Concrete spalling and exposed rebar at building slab edge is another concern. Need to re-grade entry concrete walkway due to erosion. 100% of electrical doors on all 4 buildings should be replaced due to damage. Some exterior stairs treads coating needs refinishing.

Common:

Community building (office/laundry/maintenance) exterior wall need to be repainted due to excessive weathering; doors at maintenance and heater need to be replaced due to damage. Other doors at office and bathrooms need repainting due to fading. Interior walls and ceilings are in good condition except for laundry room that requires wall repair. Overall may need repainting to extend useful life.

Unit:

Interior walls and ceilings are in good condition except for minor repair and needs to be repainted to extend useful life. Kitchen wall and base cabinets needs refinishing and minor repair and replacement in some units and so with countertops that needs to be replaced in some units. Vanity cabinets need refinishing, repair and replacement in some units. Floor at some units need to be repaired and may require replacement of tiles due to damage. Screen doors are missing on some units, other are damaged, may require replacement and repair.

General notes:

Need to install downspout end of gutter at party wall to prevent overflowing, water rot and stains, typical on all buildings. Gutter needs regular cleaning for plant life debris.

Area maintenance supervisor requested a master key for all the units.

Concern about malfunctioning reset button at two water heaters at building C; needs to be checked by consultant.

Executive Summary

General:

This project comprises 32 Elderly units in 4-2 story concrete and masonry walkup buildings. Built in 1981, the project has not been renovated. Many of the major project elements have reached the end of their useful life and require replacement. There are significant repairs that are required, as indicated by the Deficiency Costs of \$276,927. Almost 80% of the Deficiency Costs are related to Dwelling Exterior and Interior repairs. If the projected Capital Costs of \$568,741 for 2010 could be budgeted and scheduled, most of not all of the Deficiency Costs could be negated. This project is due for a complete interior unit renovation of all elements.

Site:

Nani Olu has 4 two story residential buildings and 1 common single story -office/hall/laundry/maintenance building. It has one parking area and access to the site. Parking area and driveway paving are in satisfactory condition. Mail boxes pedestals need to be replaced due to corrosion. 100% of site stairs railing need to be repainted due to excessive weathering. Need to repair chain-link fence along bank side. Wood fence on Kupuna Street needs to be replaced due to weathering and water rot. Trash enclosure wood bumper needs to be replaced, block walls need to be cleaned and repainted. Benches all around community building need to be repainted. Planters at rear and sides of property need to be cleaned of debris. Remove excessive plant life at rear side of property. Entry unit walkway at exterior stairs needs to be re-graded due to erosion.

Structure:

All residential buildings are of concrete blocks on concrete slab foundations and metal roof. Roof needs to be replaced due to corrosion and leaks on all buildings, replace damaged gutters. Exterior walls on all buildings need to be cleaned, repainted due to excessive weathering and mold. Exterior stairs on all buildings need to be cleaned of mold, water stains and refinish. Repair cracks on edge of stairs. Storage area under stair need to be cleaned of mold, stains and refinish, replace damaged wood storage doors and framing with new detail application.

Common:

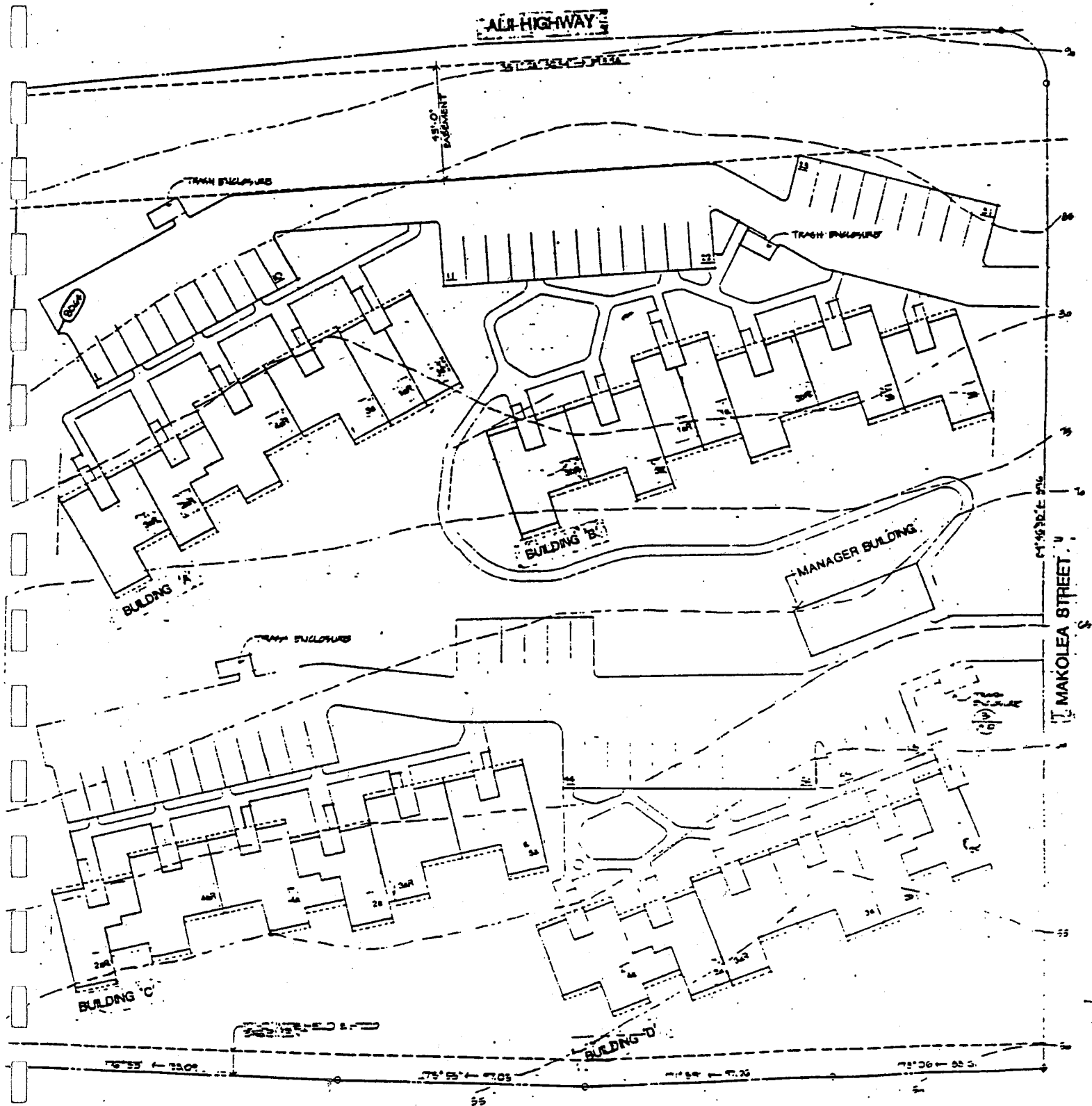
Roof needs to be replaced due to corrosion and replace damaged gutters. Wood fascia needs to be replaced due excessive weathering. Interior walls and ceiling need repainting to extend useful life. Community building exterior walls need to be repainted due to excessive weathering. Office and maintenance doors need to be replaced due to damage.

Unit:

Interior walls are in good condition, but need to be repainted to extend useful life. Ceiling needs repair due to earthquake damage and leaks; repainting needed to extend useful life. Kitchen base, wall cabinets and countertops need to be replaced due to damage and wear. Need to replace vanity cabinets and counter due to damage and wear. Floor at some units need to be repaired and may require replacement of tiles due to damage. Screen doors are missing on some units, other are damaged, may require replacement and repair. Bath tub surrounds tiles needs cleaning, re-grouting and may require replacement due to wear.

General notes:

Inadequate parking stalls for residents, guests and office personnel.
Concern about termites, roaches and vermin problem; extermination is needed.
Need to install additional gutter and downspout all around the buildings to avoid erosion and water accumulation at specific spots.



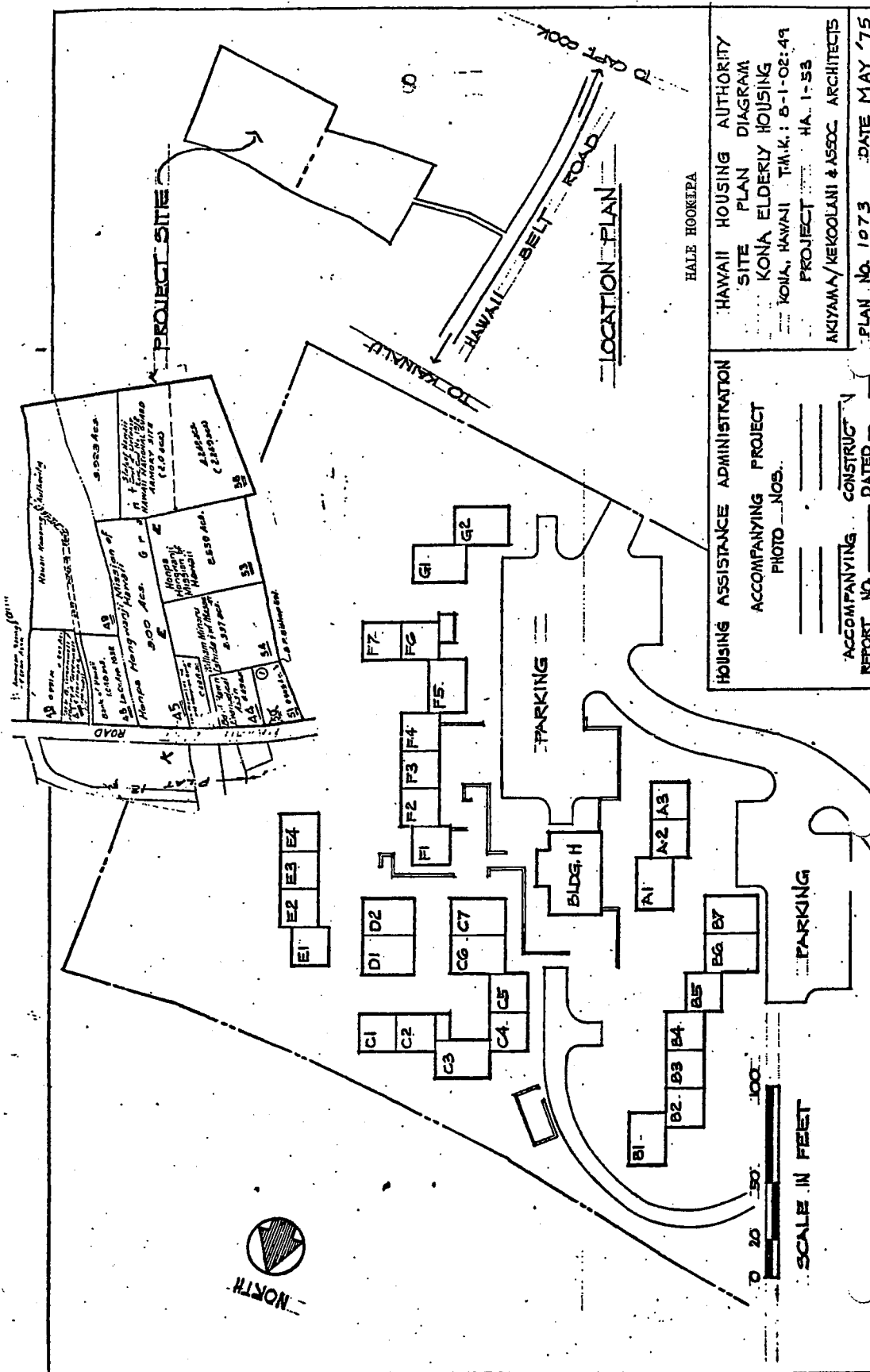
SITE PLAN

KA HALE KAHALUU
HA 1-61

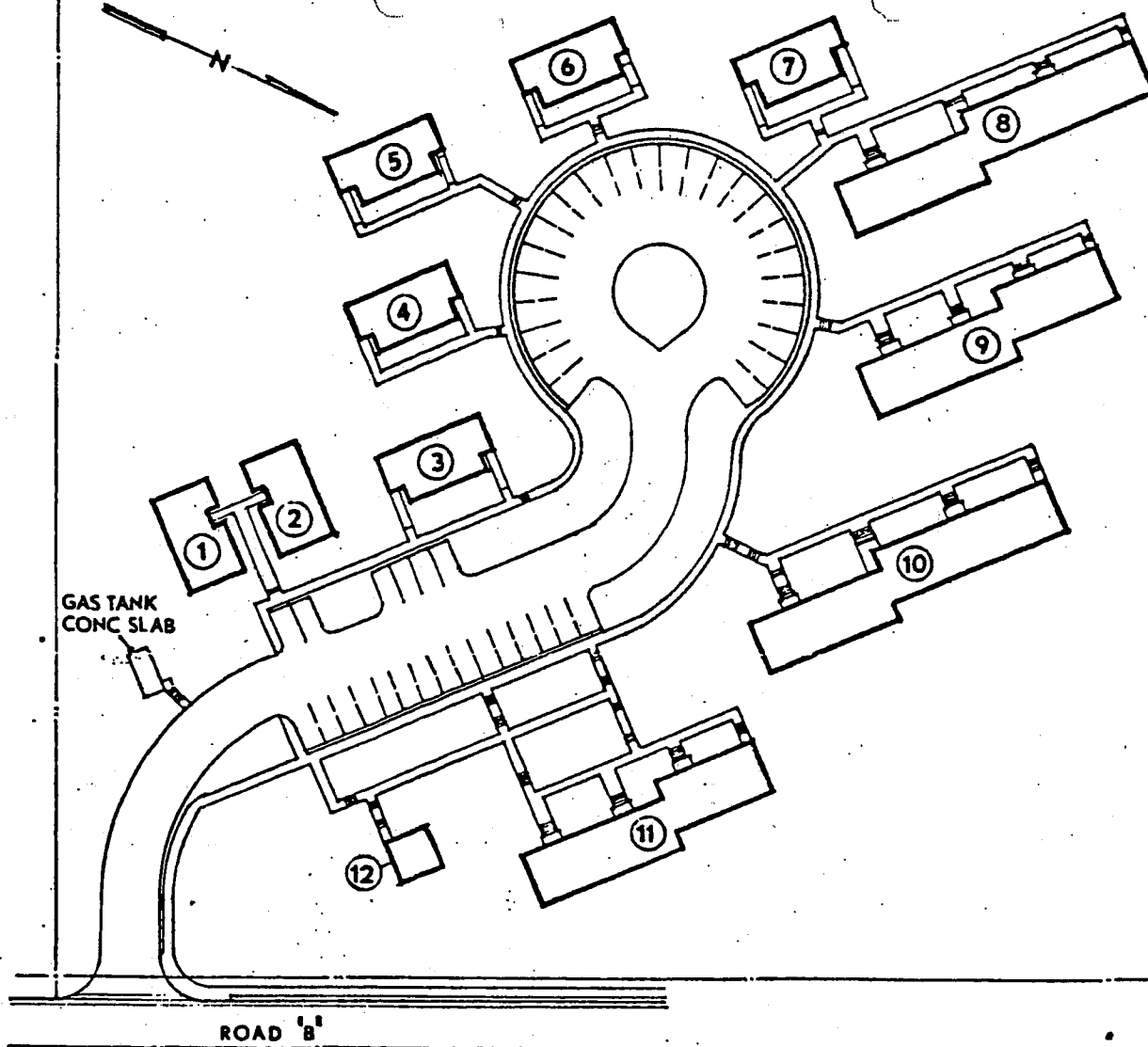
LOCATION: 78-6725 MAKOLEA ST.

HAWAII, KONA

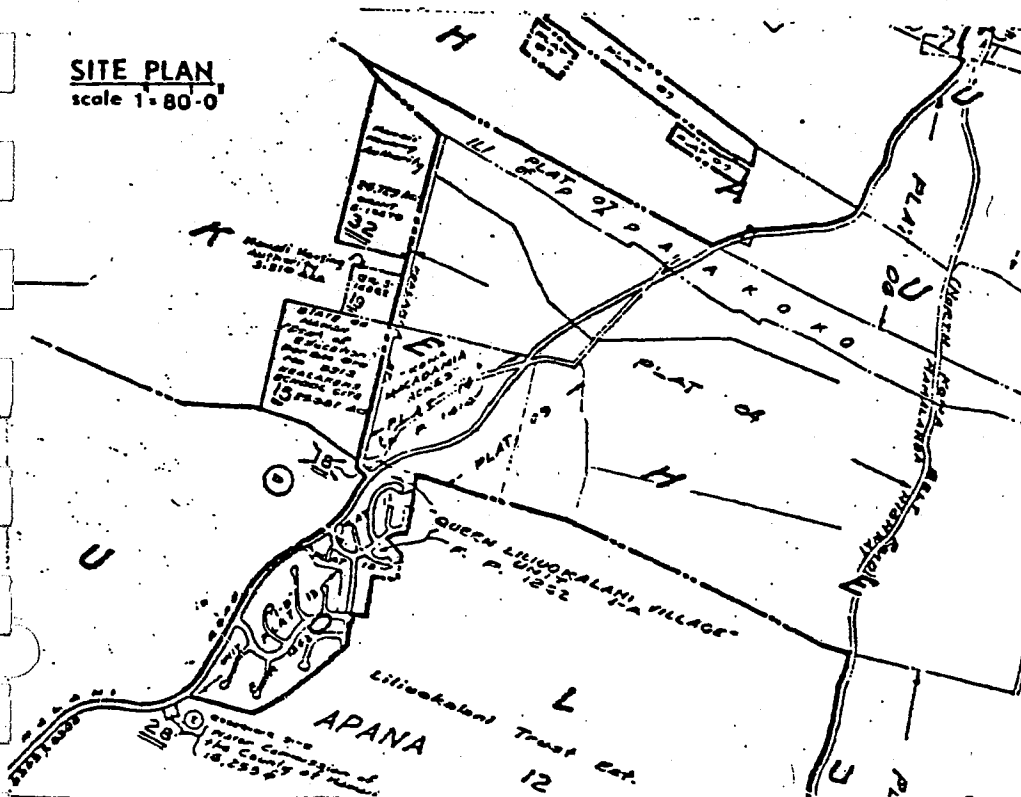
T.M.K. 7-3-10:4



KAIMALINO



SITE PLAN
scale 1" = 80'-0"



HAWAII HOUSING AUTHORITY

SITE PLAN DIAGRAM
Kaimalino
PROJECT
HA 1-32

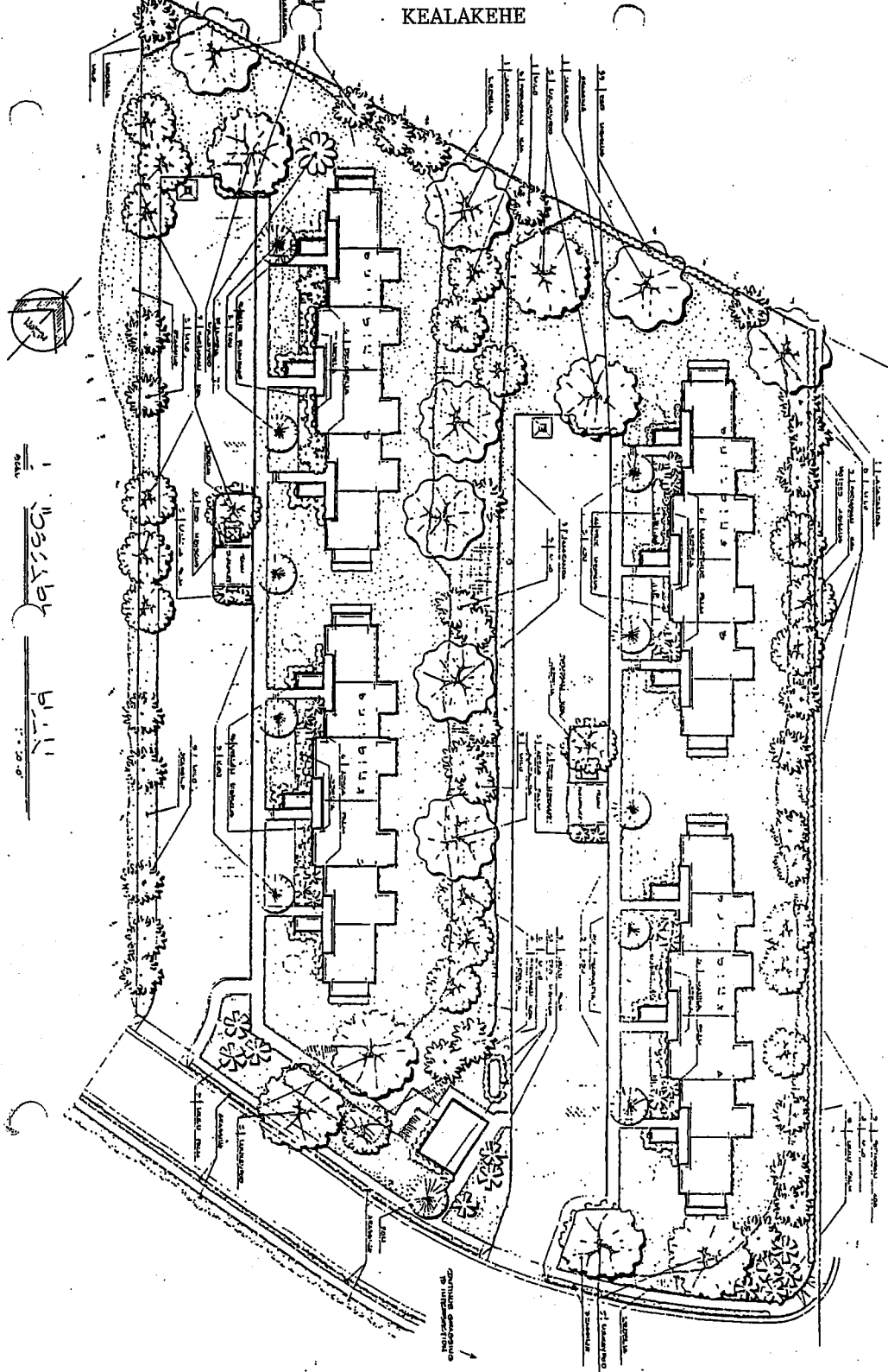
KAILUA KONA, HAWAII
T.M.K.: 7-4-08
T.M.K.: 7-4-17:29

WALTER K TAGAWA AIA & ASSOCIATES

PLAN NO. 1026 DATE MAY 8, 1970

Location: 74-5060 Kealakaa St.,

KEALAKEHE



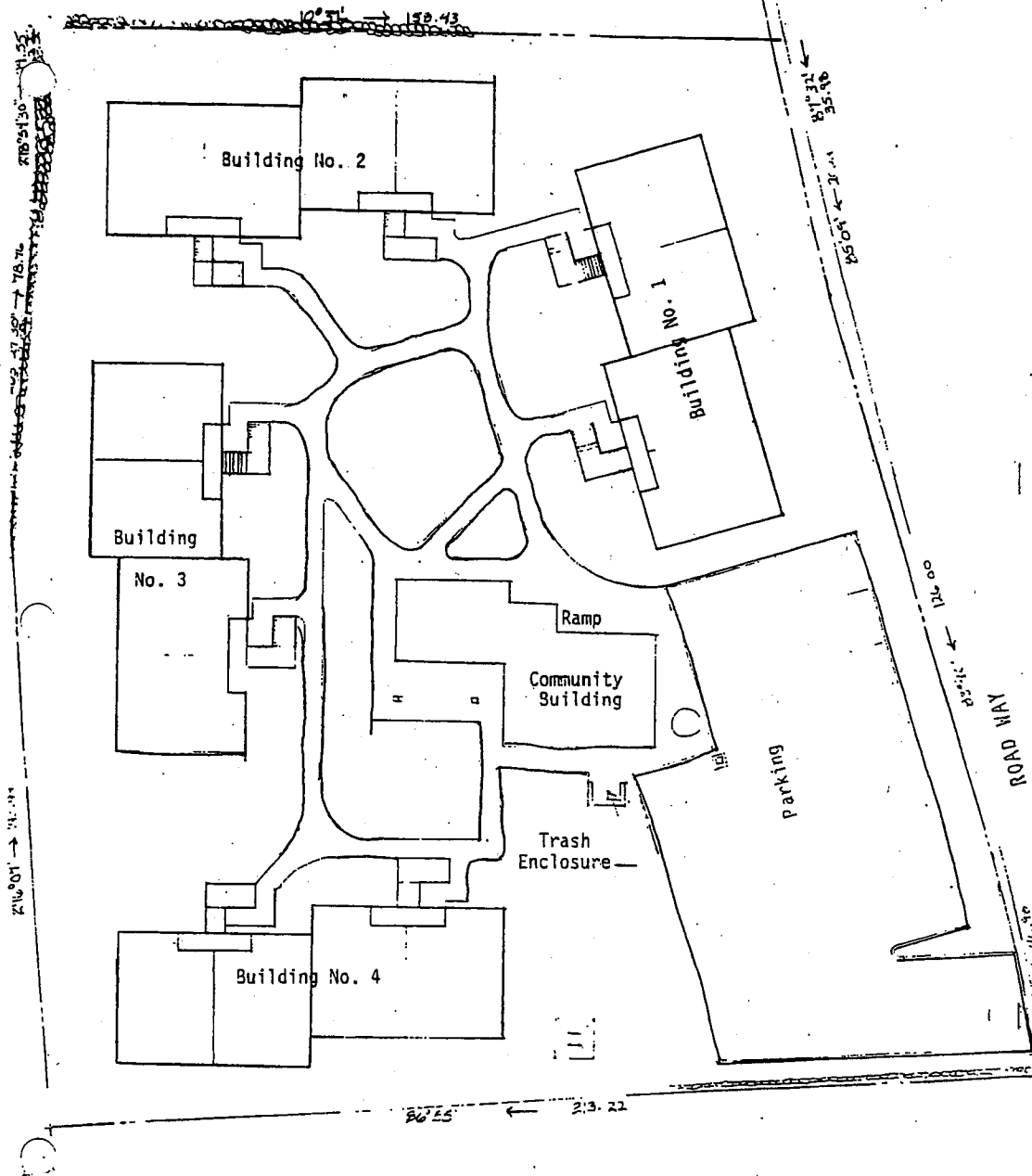
KEALAKEHE
 KEALAKEHE LOW RENT
 1-70

SITE PLAN

T.M.K. 7-4-8

LOCATION: 74-991 MANAWALEA KAILUA KONA HI

NANI OLU



SITE PLAN

NANI OLU
HA1-63
HAWAII, KONA.

T.M.K. 8-1-02:47 & 48

LOCATION: 78-6735 MA KOHAST.

Month/Year
Total Number of Re-Exams
Total Number of Reviews

[illegible]

Manager's Signature

Date _____

Households with Income Discrepancy													
SSN	Last Name	Project	Annual Income Discrepancy (Actual)	Effective Date of 50058	Invalid	Reason Case is Invalid	Valid	Backcharge Due to HPFA	Tenant Evicted or Pending	Tenant Moved	Case Referred to OIG	Comments	
1		HI001000044	(\$33,233.67)	7/1/2009	X	6			X			EMPLOYERS REPORT PENDING, SENT 1/2010	
2		HI001000044	(\$26,772.00)	10/1/2009	X	6						EMPLOYERS REPORT PENDING, SENT 1/2010	
3		HI001000044	(\$14,624.00)	10/1/2009	X	6						EMPLOYERS REPORT PENDING, SENT 1/2010	
4		HI001000044	(\$14,220.45)	8/1/2009	X	6						EMPLOYERS REPORT PENDING, SENT 1/2010	
5		HI001000044	(\$12,451.07)	9/1/2009	X	6						EMPLOYERS REPORT PENDING, SENT 1/2010	
6		HI001000044	(\$11,622.00)	7/1/2009	X	6						EMPLOYERS REPORT PENDING, SENT 1/2010	
7		HI001000044	(\$7,486.97)	8/1/2009	X	4						PER EMPLOYERS REPORT, JOB ENDED 10/2/2008	
8		HI001000044	(\$5,883.10)	9/9/2009	X	5				X		PER EMPLOYERS REPORT, JOB ENDED 9/10/2009	
9		HI001000044	(\$5,881.00)	7/1/2009	X	2						EVICTED CONTINUED TO 3/23/2010	
10		HI001000044	(\$4,500.00)		X	5			X			EMPLOYERS REPORT PENDING, SENT 1/2010	
11		HI001000044	(\$4,368.00)	9/1/2009	X	4						EMPLOYERS REPORT PENDING, SENT 1/2010	
12		HI001000044	(\$4,133.40)	8/1/2009	X	6							

Reason case is Invalid

1 - UIV data is incorrect

2 - Effective date of income is after re-exam effective date and PHA has no interim increase policy

3 - PHA recorded income data on 50058 incorrectly

4 - PHA Administrative Error (Calculations based on best available data at that time)

5 - Other (explain in "Comments" column)

6 - Verification still pending

Enter one code in "Reason Case is Invalid" column. If multiple reasons list one code in column and record additional codes in the "Comments" column

Note: Income Discrepancy Report contains household discrepancies only for household members that successfully pass SSA Identity Verification test. These households may have potentially under-reported household incomes.

Confidential Privacy Act Data. Civil and Criminal penalties apply to misuse of this data.

AMP	Project Name	Project Number	Unit Address	# of Bedrooms	Vacant	N/R	Project Total	Vacancy Confirmation (Y/N)	Reason for Vacancy	Start Date of Vacancy	Current Status	Projected Date of Occupancy	***Make Ready Days	***Lease Up	Data Applications Notified	Comments
44	Maali I	1033														
Project Total					0	0	0									
	Nanakuli Homes	1035	1035-00001	3	X			Y		4/30/2008	CMS	*			*	
			1035-00002	3	X			Y		9/3/2008	CMS	*			*	
			1035-00005	3	X			Y		10/21/2009	AMP	5/1/2010			*	
			1035-00006	3	X			Y		6/11/2007	CMS	*			*	
			1035-00034	3	X			Y		11/30/2007	CMS	*			*	
Project Total				3	5	0	5								833	
	Maali II	1042														
Project Total					0	0	0									
	Waimaha/Sunflower	1057	1057-00109	1	X			Y		1/15/2010	AMP	3/30/2010				
			1057-00216	1	X			Y		11/9/2009	AMP	3/30/2010			*	
			1057-00313	2	X			Y		1/11/2010	AMP	3/30/2010				
			1057-A223	2	X			Y		8/2/2009	Available	2/28/2010			12/15/2009	
			1057-0B125	3	X			Y		6/18/2009	Available	2/15/2010			*	
			1057-0B128	3	X			Y		3/6/2009	CMS	*			*	
			1057-0B218	2	X			Y		1/6/2010	AMP	4/30/2010			*	
			1057-0B220	3	X			Y		3/6/2009	CMS	*			*	
			1057-0B320	3	X			Y		3/6/2009	CMS	*			*	
			1057-0D118	1	X			Y		12/1/2009	AMP	2/15/2010			*	
			1057-0G101	1	X			Y		1/11/2010	AMP	5/1/2010				
			1057-0G201	3	X			Y		9/14/2009	Available	2/28/2010			12/15/2008	
			1057-0G303	2	X			Y		9/30/2009	Available	2/28/2010			12/15/2009	
Project Total				2	13	0	13									
	Kau'ioalani	1091	1091-00101	3	X			Y		3/25/2008	CMS	*			*	
			1091-00103	3	X	X		Y		2/26/2010	AMP	4/30/2010			*	
			1091-00201	3	X			Y		12/4/2006	CMS	*			*	
			1091-00303	3	X			Y		12/19/2007	CMS	*			*	
			1091-00304	3	X			Y		6/22/2006	CMS	*			*	
			1091-00403	3	X			Y		1/9/2008	AMP	3/31/2010			12/15/2008	
			1091-00404	3	X			Y		10/2/2009	AMP	3/31/2010			12/15/2008	
			1091-00501	3	X			Y		5/30/2007	Available	3/15/2010			12/15/2008	
			1091-00602	3	X			Y		7/10/2009	AMP	3/1/2010			12/15/2008	
			1091-01004	3	X	X		Y		2/16/2010	AMP	3/15/2010			*	
			1091-01101	3	X			Y		11/15/2005	AMP	*			*	
			1091-01102	3	X			Y		5/16/2005	AMP	*			*	
			1091-01104	3	X			Y			AMP	3/30/2010			12/15/2009	
			1091-01201	3	X			Y		10/1/2009	AMP	3/31/2010			*	
			1091-01202	3	X	X		Y		2/10/2010	AMP	4/31/2010				
			1091-01203	3	X			Y		8/20/2007	AMP	3/31/2010			12/15/2009	
Project Total				3	13	3	16									

ACC Units
 Occupied Units
 Vacant Units
 Vacancy Rate

#REF!

AMP	Project Name	Project Number	Unit Address	# of Bedrooms	Vacant	N/R	Project Total	Vacancy Confirmation (Y/N)	Reason for Vacancy	Start Date of Vacancy	Current Status	Projected Date of Occupancy	***Down Time	***Make Ready Days	***Lease Up	Date Applications Notified	Comments
	Maui II	1108	1108-00005	4	X			Y		2/6/2009	AMP	5/31/2010	399			12/15/2009	
			1108-00009	4	X			Y		4/30/2009	AMP	5/31/2010	316			12/15/2009	
			1108-00013	4	X			Y		9/21/2009	AMP	5/31/2010	172			12/15/2009	
			1108-00019	2	X			Y		12/31/2007	CMS	*	802			*	
			1108-00024	4	X			Y		1/18/2009	CMS	*	418			*	
Project Total					5	0	5										
PM 44 TOTAL					36	3	39										
	TEAM	0			New	3											
	(Prior to 07/01/2008)	13			Filled	3											
	CMS	26			Net												
	AMP																
es:	Not reported (includes Demo/Dispo, Homeownership units)																
	Not in PIC (Added by AMP Manager)																
	New Vacant Units																
	Available Units																
	Burn Units																

***Down Time: Number of days from the date unit was vacated until the date keys are handed to maintenance staff for cleaning/fix up
 ***Make Ready Time: Number of days from the date maintenance staff receives keys until date they turn unit back to management for rental
 ***Lease up time: Number of days from date maintenance staff turns unit back to management for rental unit effective date of new lease